



Bakewell Road,  
Long Eaton, Nottingham  
NG10 1NX

**£259,950 Freehold**



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A CUL-DE-SAC ON THE POPULAR FIELDS FARM ESTATE.

It gives Robert Ellis great pleasure to bring to the market a three bedroom semi-detached home which has been very well maintained by the current owners. The property would ideally suit the first time buyer, growing family or buy to let investor. A particular feature of this property is that the garage has been converted to offer a versatile living space and could be used as an office/salaon/play room as it benefits as it benefits from having power. An internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, ground floor W.C, lounge/dining room with dual aspect having patio doors onto the rear garden which is South West facing and there is also a modern fitted kitchen. To the first floor there are three good sized bedrooms and a white three piece family bathroom which has been re-decorated, re-tiled and had a new shower. Outside the property sits in an attractive spacious plot with lawned garden to the front offering off the road parking for up to four cars which leads you to the brick built garage/office. To the rear of the property of the property there is a delightful and good sized landscaped rear garden which as previously mentioned is South West facing.

Found on the popular Fields Farm development the property is close to the amenities and facilities provided by Long Eaton town centre and the surrounding area which includes the Asda and Tesco superstores along with numerous other retail outlets found along the High Street. There are schools for all ages, health care and sports facilities including West Park leisure centre and Trent Lock golf club and the excellent transport links include junctions 24 and 25 of the M11, East Midlands Airport, Long Eaton train station and the A52 to Nottingham and Derby.



### Entrance hall

Composite front entrance door, radiator, door to ground floor W.C and door to lounge.

### Ground floor W.C

Low flush W.C, sink, splashbacks, UPVC double glazed window to the front and radiator.

### Lounge/dining room

25 x 12'5 (7.62m x 3.78m)

High quality laminate style floor, UPVC double glazed window to the front, two radiators, stairs to the first floor landing, TV point and UPVC double glazed patio doors to the rear.

### Kitchen

10 x 7'8 (3.05m x 2.34m)

Wall, base and drawer units with roll edge work surface over, stainless steel one and a half sink, waste and drainer unit with Swan mixer tap over, plumbing for automatic washing machine, appliance space, integrated Neff oven, gas hob and extractor hood over, UPVC double glazed window and rear exit door, door to a large pantry, tiled walls and splashbacks.

### Landing

UPVC double glazed window to the side and doors to:

### Bedroom 1

13'6 x 9'1 (4.11m x 2.77m)

UPVC double glazed window to the front, built in wardrobes, TV and telephone point and radiator.

### Bedroom 2

10'3 x 9 (3.12m x 2.74m)

UPVC double glazed window to the rear, radiator, TV and telephone point.

### Bedroom 3

8'4 x 7'5 (2.54m x 2.26m)

UPVC double glazed window to the front, radiator, TV and telephone point.

### Bathroom

A white three piece suite comprising panelled bath with shower from the mains having a waterfall shower head and

a hand held shower head, low flush W.C, pedestal wash hand basin, chrome heated towel rail, tiled walls and splashbacks, storage cupboard and UPVC double glazed window to the rear.

### Outside

To the front of the property there is a lawn with grey slate chipping border and off the road parking for up to four vehicles which leads to the detached garage/office. The garden to the rear is of a good size having a patio area immediate to the property leading to the lawn with a path leading to the bottom of the garden where there is an additional decking area ideal for seating and there are gravel borders. It is South West facing and all privately enclosed with fenced boundaries.

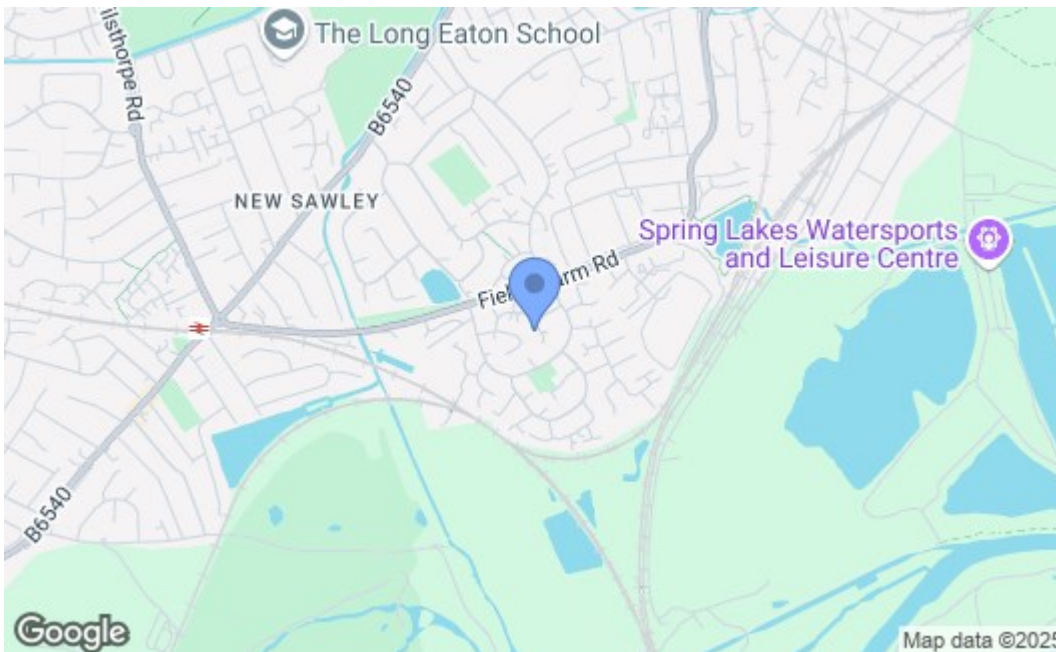
### Garage/office

Has a pitched roof, UPVC double glazed door and window x2 with power and light.

### Directional note

Proceed out of Long Eaton along Main Street and at the Tappers Harker island continue straight over and into Fields Farm Road. Take the turning on the left into Bosworth Way and Bakewell Road can be found in the turning on the right with the property identified by our for sale board on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.